

Fallbrook Community Planning Group
Land Use Committee
October 13, 2009

The minute opened at 10:05. Present were Jack Wood, Harry Christiansen, Anne Burdick, Eileen Delaney, Jackie Heyneman, Steve smith, Chuck Sanacore, Ike Perez, Jeff Marchand, and Helen Kirkpatrick. Bill Bopf was not present and has sent a letter of resignation to the FCPG.

- 1 Open forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item, no discussion.

Sheila Walson spoke regarding a meeting that was held for residents in the area of Lake Rancho Viejo and to the east by SDG&E. Residents there are very disturbed about plans to replace wooden poles with metal poles that are ten feet taller and double the number. Residents want underground installation. SDG&E apparently does not have the easement to underground the lines and cost is prohibitive (7.5 million per mile for 9.8 miles).

2. Approval of the minutes of September 16, 2009.

On a motion by Chuck Sanacore, the minutes were approved unanimously.

3. P82-069 W3 Request for a Modification to the Major Use Permit for the Grand Tradition located at 1602 S. Mission Road. Owner Earl & Beverly McDougal 728-6466 – 102. applicant and Contact person Don McDougal 728-6466 – X102. County planner Diane Shalom 858 694-3721. Continued at the 20 November 2006 FCPG meeting and withdrawn by the applicant at the 17 December 2007 FCPG meeting. **Land Use.** Community Input. Voting Item (7/29)

Don and Scott McDougal spoke for the Grand Tradition seeking approval of the final stage of the Modification of their Major Use permit. This would include approval for Arbor Terrace. Issues with current rewriting of elements of the Fallbrook Community Plan seemed to cloud the current unrelated request. Eileen Delaney made a motion to approve which carried unanimously.

4. The FCPG will not hear the Meadowood project this month (put off until November) due to the receipt of DEIR from Campus Park
5. Review and comment on the Draft Environmental Impact Report (DEIR) for the Campus Park Project. We will comment on the project at the December 2009 FCPG meeting. SPA03-008TPM5338RPL4/GPA03-04/SP03-004/R03-014. Proposed Specific Plan Amendment with a proposed Tentative Map, a proposed General Plan Amendment and a proposed Rezone for the development located north of SR-76 and east of

I-15. This request proposes 521 Single Family Dwelling Units and 555 Multi-Family Dwelling Units on 159.2 acres, 157,000 s.f. of Office Professional on 11.5, 61,200 s.f. of commercial on 8.1 acres, 3.4 acres of Parks, and 8.5 acre active sports park, 173.2 to 175.8 acres of Open Space Preserve, plus more. Owner/applicant PASSERELLE LLC 619 6967355. Contact person David S. Davis 619 696-7355, WinWooddavis@msn.com. County planner Campbell 858 505-6390. Project was continued at the 17 Nov 2003 FCPG meeting, withdrawn at the 18 Dec 2006 FCPG meeting and denied at the 17 November 2008 FCPG meeting. County planner Dennis Campbell, 858 505-8380, Dennis.Campbell@sdcounty.ca.gov. Comments on the DEIR are due by 16 November 2009. The DEIR(s) and the General Plan Amendment and the Specific Plan Amendment can be viewed at the Fallbrook, Vista and Valley Center Libraries. Additionally they can be found at the http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html. **Land Use, Circulation, Public Facilities, Design Review, and Parks & Recreation Committees.** Community input. Voting item.

Dave Davis, and Chris Brown made their presentation clarifying that the DEIR, written by Campus Park, has been certified by the County of San Diego. They provided sequence information for their DEIR.

- DEIR open for Public Review and comments from the FCPG.
- Final EIR comes back to FCPG (no public review) with chance to make final conditions
- To the San Diego Planning Commission who can comment and could approve maps.
- Board of Supervisors.

Comments from Land Use and the public

- Jack Wood referred to Chapter 4 Fig 6-1 which shows all the projects in that quadrant with school districts overlaid. Noted the school site in upper portion of Meadowood (Pardee). Ray Proctor, Business Manager of FUESD, spoke to the need for a school site in the Campus Park project within the FUESD. He also detailed methods possible for the District to work with the developer to fund a new school. As background, Jack Wood pointed out that a survey of all schools servicing the area made evident that all current facilities would be overcrowded with the addition of this development.
- Harry Christiansen pointed out that although somewhat deficient for full buildout of project, Campus Park was the only proposed development that had EDUs and water availability. He concluded that the Campus Park project was deficient because it shows no school.
- Chris Brown confirmed that CEQA requires each project to stand on its own, but also, on a cumulative basis. Campus Park had considered PO2 (now office/professional) could be a school site. It is immediately adjacent to the multipurpose recreational area and the Palomar Campus which has a written agreement with Campus Park to allow usage of their planned recreational facilities.

- Chuck Sanacore revisited a previous concern about tandem parking in multifamily units. That has been changed to 2 car garages and will rely on some street parking. The committee reminded them that overall, parking is inadequate.
- Harry Christiansen noted a statement in the DEIR that the project does not conform, but will with changes outlined in the specific Plan Amendment. Chris Brown countered that their request for a SPA for this project only will not open the door to other future developments.
- Jack Wood pointed out that grading in some areas leave slopes up to 65'

It was agreed unanimously that the comments from Land Use were as follows:

1. A school site should be established in the Campus Park project within the Fallbrook Union Elementary School District.
2. Grading is excessive leaving steep slopes changing the topography drastically
3. Density is too great with lots as small as 4,000 s.f., 15' setback, 5' side yards.
4. Parking is inadequate.
5. Biological Reduced Footprint, Alternative #4 is preferred by Land Use.

Meeting adjourned at 12:10

Jackie Heyneman